Karen Johnson Davidson County
Batch# 1114933 DEEDWARR
03/25/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20240325-0020619

WARRANTY DEED

STATE OF ~~TENNESSEE~~ MS
COUNTY OF ~~WILLIAMSON~~ DeSoto

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00.

Charles Edwin Liles
Affiant

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 78415 RITA E. MONTGOMERY Commission Expires July 28, 2025 DESOTO COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2024.

Rita E Montgomery
Notary Public

MY COMMISSION EXPIRES: 7-28-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily Faust Liles and Charles Edwin Liles	Same As New Owner	086 13 0B 011.00
(NAME) 848 Sunset View Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brooke Boswell, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Emily Faust Liles and Charles Edwin Liles, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Villa # 1341, a Private Element, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration, of which reference to the Declaration and its Exhibit A-1 is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Being the same property conveyed to Brooke Boswell, an unmarried woman from Beazer Homes, LLC, a Delaware Limited Liability Company by Warranty Deed dated December 31, 2019, recorded on January 6, 2020, in Instrument No. 20200106-0001693, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 848 Sunset View Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of March, 2024.

Brooke Boswell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Brooke Boswell, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2024.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 22nd day of March, 2024

Robert L. Scruggs, Affiant — Date: 3/22/2024

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 22nd day of March, 2024

Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025